

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
September 8, 2014

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison

Also Present: Chantell Fleck, MRPC

MINUTES APPROVAL: All minutes signed.

Motion, N. Lockwood to approve 8-18-14, Second, D. McQuaid

Motion, N. Lockwood to approve Information Meeting 8-25-14, Second, D. McQuaid

Motion, N. Lockwood to approve 8-25-14, Second, D. McQuaid

COMMITTEE REPORTS:

MRPC, J. Bilotta-Simeone- no report

Capital Planning Committee, J. Bilotta-Simeone- no report

School Building Committee, N. Lockwood- Abutter meeting held.

Open Space Ad Hoc Committee, N. Lockwood- no report

Building Reuse Committee, D. McQuaid- no report

MJTC, K. Chenis- no report

Agricultural Commission, M. Allison- no report

NEW BUSINESS/DEVELOPMENT STATUS REPORTS:

909 Massachusetts Avenue- Noted hearing date of September 22

322 Flat Hill Community Solar- Noted hearing date of September 22

Whites Woods, Massachusetts Avenue- Noted hearing date of September 22

MS/HS Project- Final plan endorsed by Board

Highfield Village- Motion N. Lockwood to approve requested extension to November 24, 2014, Second, D. McQuaid. All aye.

Definitive Subdivision, 50 Elmwood Road- Gravel being hauled out

Emerald Place at Lake Whalom- 80% units completed and occupied to date, 12 under development, 36 to be built.

Tri Town Landing- no report

Force Corporation, 305 Leominster Shirley Road- no report

651 Chase Road Solar- no report

265 Pleasant Street Solar- no report

White Tail Crossing- no report

ACTION FILE:

1259 Massachusetts Avenue- Motion, N. Lockwood to approve Findings and Directives for 1259 Massachusetts Avenue, Second, D. McQuaid, all aye. Approval endorsed.

250 Whalom Road, Whalom Luxury Apartments- no report

40 Leominster Shirley Road- no report

Master Plan, Economic Development Element- Joint workshop scheduled for October 20, 2014.

MEETING SCHEDULE:

September 9, 7:00 PM – Town Hall – joint meeting with Board of Selectmen to ratify Town Manager's appointment of Land Use Director.

September 15, 6:30 PM, Ritter Building – Village District Bylaw - workshop

September 22, 6:30 PM, Town Hall

October 20, 6:30 PM, Ritter Building

A meeting will be scheduled for October 6, 2014 for discussion of the Housing Production Plan with MRPC.

MEMBER ISSUES:

Noted Zoning Board of Appeals September 10th hearing for 790 Massachusetts Avenue for a gasoline station and convenience store. N. Lockwood inquired as to zoning of the site as Protective Bylaw of the Town of Lunenburg, §4.6. Commercial District Uses, §§ 4.6.5. Design Standards pertain only to commercial districts. If the project is approved, it is important that it be in line with goals for the Town Center. N. Lockwood made Motion that a letter be sent to the Zoning Board of Appeals recommending that if a special permit is approved, as part of the Zoning Board of Appeals' approval, the applicant adhere to the Design Standards of the Zoning Bylaw and also adhere to the Planning Board's Development Plan Review, Second, D. McQuaid, all aye.

D. McQuaid also requested that the applicant work with the Historical Commission to determine the status of the property.

C. Fleck noted that a Development Plan Review by the Planning Board will also be required. J. Bilotta-Simeone noted that the Board's Directives will include the applicant complying with the Design Standards.

N. Lockwood requested that future Board discussion take place on placing design standards in §4.4. Limited Business/Residential District and §4.5. Retail Commercial District Uses

D. McQuaid suggested the Historical Commission compose a brief history of Flat Hill Road and Northfield Road to assist the Board in determining scenic road qualifications.

ADJOURNED: 7:20 PM

Documents used at meeting:

Minutes- 8/18/14, 8/25/14, and Information Meeting 8/25/14

909 Mass Ave Hearing Notice

Whites Woods Hearing Notice

322 Flat Hill Solar Hearing Notice

MS/HS Final Plans

Highfield Village Request for Extension

50 Elmwood Road Progress Form

Emerald Place Progress Form

1259 Massachusetts Avenue Approval